

7 Burnside Cottages, Invererne Road, Forres, IV36 1DZ



We are delighted to offer this charming one bedroom terraced cottage situated in a quiet but central location of the picturesque town of Forres.

TERRACED COTTAGE

ONE BEDROOM

GOOD CONDITION

QUIET RESIDENTIAL AREA

CENTRAL LOCATION

TWO TIMBER SHEDS

GAS CENTRAL HEATING

WOODEN DOUBLE GLAZING

GARDENS

FREEHOLD

COUNCIL TAX BAND A

EPC RATING D

**Offers Over
£95,000**

This delightful terraced cottage is situated in a quiet but central location of the picturesque town of Forres and is within walking distance of all local shops, amenities and transport links.

The property benefits from wooden Double Glazing and Gas Central Heating.

The good sized accommodation comprises: bright and spacious open plan Lounge, modern fully fitted Kitchen with integrated oven, hob and extractor hood, a good sized Double Bedroom and stylish Bathroom with three piece suite in white and shower over the bath.

Outside, the property sits in well maintained gardens to both front and rear. The back garden is laid to lawn with a selection of mature shrubs and bushes. There is a large veranda which extends the full length of the property providing an ideal space for relaxing or catching the sun. Two Timber Sheds.

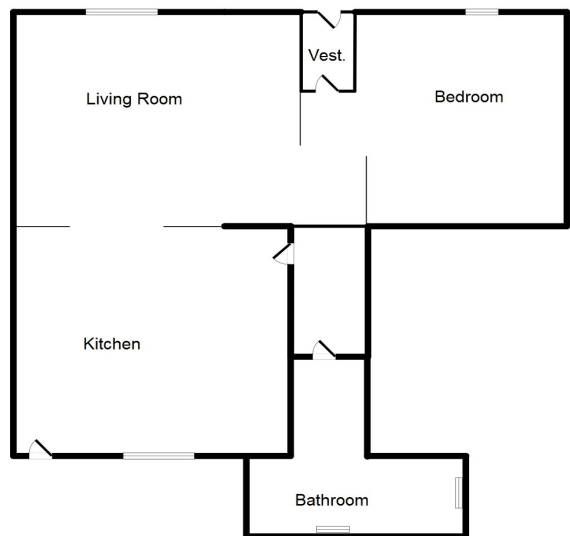
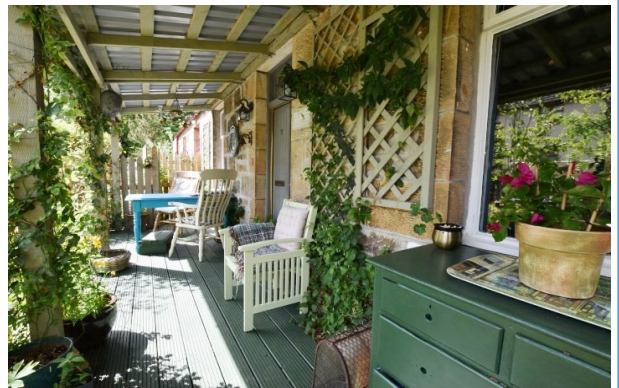
This charming cottage is full of character throughout and an internal viewing is highly recommended.





If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Vestibule: 1.03m x 1.08m (3'5" x 3'6")
- Lounge Area: 3.40m x 3.32m (11'2" x 10'11")
- Hallway: 2.36m x 1.03m (7'9" x 3'4")
- Kitchen Area: 3.68m x 2.71m (12'1" x 8'11")
- Back Hall: 2.37m x 0.95m (7'9" x 3'1")
- Bedroom 1: 3.57m x 2.84m (11'9" X 9'4")
- Bathroom: 2.36m x 1.46m (7'9" x 4'9")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.